



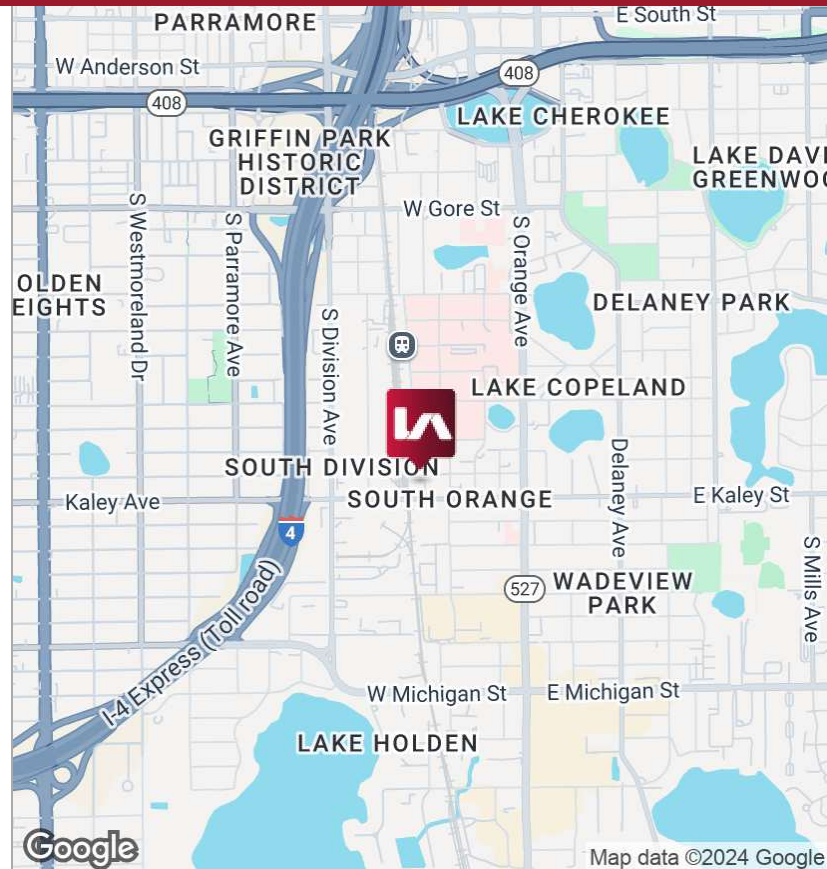
AVAILABLE APRIL 1, 2025

LISTING DATA

Available SF: 8,716 SF
Office SF: 3,112 SF
Clear Height: 16'4"
Parking: 70+
Zoning: IG/T/SP
Power: 400 Amps 3Phase
 208/120 Volts
Loading: Grade Level
Utilities: City Water/Sewer

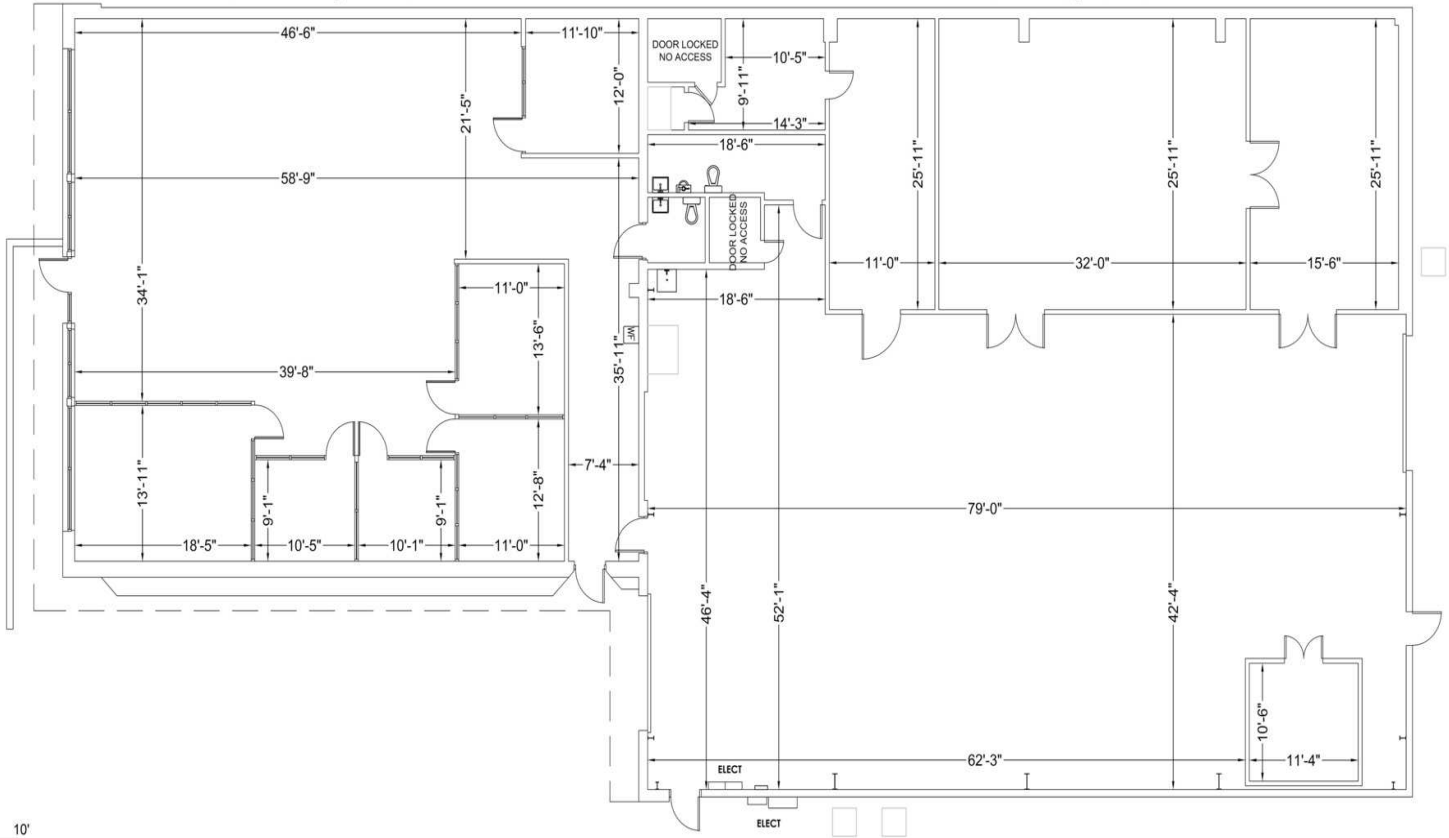
ECONOMIC DATA

Lease Rate: \$12.50 SF/yr (NNN)
Op Ex: \$3.50/SF



OFFICE 3,112 SF

WAREHOUSE 5,604 SF



SCALE:



